

AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, July 17, 2006, 7:15 p.m.
or upon completion of Inland Wetland Agency Meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes: 7/5/06

Scheduled Business

7:20 p.m. Zoning Agent's Report

- A. Enforcement Update
- B. Other

Public Hearing Continuation

7:45 p.m. Public Hearing-Sand and Gravel Special Permit renewals:

- A. **Hall Property, Old Mansfield Hollow Road, File #910-2-**
Reports from Zoning Agent, and Assistant Town Engineer.
- B. **Banis Property, Pleasant Valley Road, File #1221**
Reports from Zoning Agent, and Assistant Town Engineer.

8:00 p.m. Public Hearing-PZC proposed revisions to the Zoning Regulations

- A. **Article III Proposed extension of existing moratorium on rezoning land south of Pleasant Valley Road between Mansfield City Road and Mansfield Avenue.**
- B. **Miscellaneous other revisions.**
Reports from Director of Planning, Town Attorney, and Open Space Preservation Committee

Other Old Business

1. Consideration of potential action on Sand and Gravel Permit Renewals

Reports from Zoning Agent, and Assistant Town Engineer.

- A. Hall Property, Old Mansfield Hollow Road, File #910-2
- B. Banis Property, Pleasant Valley Road, File #1221

2. Bond Release Requests:

- A. Mulwood East, File #1225
-Reports from Director of Planning to be distributed at meeting
- B. Maintenance Bond, Maplewoods Section 2, Max Felix Drive
-Reports from Assistant Town Engineering and Zoning Agent

-Report from Director of Planning to be distributed at meeting

3. **Applications to be tabled due to 8/7/06 Public Hearings**
 - A. Special Permit Application, River Park, Plains Road, Town of Mansfield o/a, File #1249
 - B. Re-Subdivision Application, Gifford Estates Resubdivision, 2 new lots on Maple and Spring Hill Roads, Spring Valley LLC., applicant, File #1250
 - C. Special Permit Application, Proposed Efficiency Unit at 238 Maple Road, P. Peters, File # 1248
4. **Open Space Preservation committee**
 - A. Recommendation for presentation by the Green Valley Institute on Open Space Subdivisions
Awaiting report from Director of Planning.
5. **6/2/06 Letter from J. Spears RE: Storage areas – Colonial Townhouse Apartments, Foster Drive.**
Awaiting report from Director of Planning.
6. **Consideration of potential revisions to the Zoning Regulations to PZC/IWA fee schedule**
Awaiting report from Director of Planning.
7. **Eastern Parking Garage/softball field relocation project**
Awaiting report from Director of Planning.
8. **Other**

New Business

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee
(next meeting scheduled for Tuesday, July 25, 2006 at 2:00 p.m.)
4. Other

Communications and Bills

1. 6-6-06 letter from R&C McCarthy re: Edward Hall/Special Permit